

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** REQUEST FOR (1) SPECIAL EXCEPTION FOR THE ONE YEAR PLACEMENT OF A RECREATIONAL VEHICLE, WHILE A SINGLE FAMILY HOME IS UNDER CONSTRUCTION; AND (2) FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 25 FEET FOR A PROPOSED HOME IN THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT); (DENNIS K. BARNCORD, APPLICANTS).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Jason Showe **EXT.** 7389

**Agenda Date** 11-15-04 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

1. **APPROVE** REQUEST FOR (1) SPECIAL EXCEPTION FOR THE ONE YEAR PLACEMENT OF A RECREATIONAL VEHICLE, WHILE A SINGLE FAMILY HOME IS UNDER CONSTRUCTION; AND (2) FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 25 FEET FOR A PROPOSED HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); (DENNIS K. BARNCORD, APPLICANTS); OR
2. **DENY** REQUEST FOR (1) SPECIAL EXCEPTION FOR THE ONE YEAR PLACEMENT OF A RECREATIONAL VEHICLE, WHILE A SINGLE FAMILY HOME IS UNDER CONSTRUCTION; AND (2) FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 25 FEET FOR A PROPOSED HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); (DENNIS K. BARNCORD, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

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|                             |   |   |
|-----------------------------|---|---|
| <b>GENERAL INFORMATION</b>  | DENNIS K. BARNCORD<br>PO BOX 660233<br>CHULUOTA, FL 32766   | A-5 DISTRICT, LDC<br>SECTIONS 30.104 (A-5<br>CONDITIONAL USES) &<br>30.1401 (MOBILE HOME<br>SITING STANDARDS) |
| <b>BACKGROUND / REQUEST</b> | <ul style="list-style-type: none"><li>• THE APPLICANT'S ARE REQUESTING TEMPORARY PLACEMENT, FOR ONE YEAR, OF A RECREATIONAL VEHICLE WHILE A SINGLE FAMILY HOME IS UNDER CONSTRUCTION.</li><li>• THE PROPOERTY CURRENTLY HAS A 1971 MOBILE HOME, WHICH WAS DAMAMGED DUE TO HURRICANE RELATED EVENTS.</li></ul> |   |

|   | <ul style="list-style-type: none"><li>• THE CURRENT MOBILE HOME RECEIVED PERMANENT MOBILE HOME SPECIAL EXCEPTION ON 12-15-75.</li><li>• THE PROPERTY FEATURES AN INGROUND POOL, WHICH THE NEW SINGLE FAMILY HOME IS PROPOSED TO BE BUILT AROUND. BECAUSE OF THE LOCATION OF THE POOL THE APPLICANT IS REQUESTING A REDUCTION OF THE FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 25 FEET IN ACCORDANCE WITH THE SITE PLAN PROVIDED IN THIS PACKAGE.</li></ul>   |                  |                    |              |                 |      |     |         |             |       |     |                  |                    |       |     |         |               |      |     |         |             |      |     |         |                   |
|---|--|------------------|--------------------|--------------|-----------------|------|-----|---------|-------------|-------|-----|------------------|--------------------|-------|-----|---------|---------------|------|-----|---------|-------------|------|-----|---------|-------------------|
| ZONING & FLU  | <table><tr><th>DIRECTION</th><th>EXISTING ZONING</th><th>EXISTING FLU</th><th>USE OF PROPERTY</th></tr><tr><td>SITE</td><td>A-5</td><td>RURAL-5</td><td>MOBILE HOME</td></tr><tr><td>NORTH</td><td>R-1</td><td>SUBURBAN ESTATES</td><td>VACANT RESIDENTIAL</td></tr><tr><td>SOUTH</td><td>A-5</td><td>RURAL-5</td><td>SINGLE FAMILY</td></tr><tr><td>EAST</td><td>A-5</td><td>RURAL-5</td><td>AGRICULTURE</td></tr><tr><td>WEST</td><td>A-5</td><td>RURAL-5</td><td>MISC. RESIDENTIAL</td></tr></table>  | DIRECTION        | EXISTING ZONING    | EXISTING FLU | USE OF PROPERTY | SITE | A-5 | RURAL-5 | MOBILE HOME | NORTH | R-1 | SUBURBAN ESTATES | VACANT RESIDENTIAL | SOUTH | A-5 | RURAL-5 | SINGLE FAMILY | EAST | A-5 | RURAL-5 | AGRICULTURE | WEST | A-5 | RURAL-5 | MISC. RESIDENTIAL |
| DIRECTION   | EXISTING ZONING  | EXISTING FLU     | USE OF PROPERTY    |              |                 |      |     |         |             |       |     |                  |                    |       |     |         |               |      |     |         |             |      |     |         |                   |
| SITE  | A-5  | RURAL-5          | MOBILE HOME        |              |                 |      |     |         |             |       |     |                  |                    |       |     |         |               |      |     |         |             |      |     |         |                   |
| NORTH   | R-1  | SUBURBAN ESTATES | VACANT RESIDENTIAL |              |                 |      |     |         |             |       |     |                  |                    |       |     |         |               |      |     |         |             |      |     |         |                   |
| SOUTH   | A-5  | RURAL-5          | SINGLE FAMILY      |              |                 |      |     |         |             |       |     |                  |                    |       |     |         |               |      |     |         |             |      |     |         |                   |
| EAST  | A-5  | RURAL-5          | AGRICULTURE        |              |                 |      |     |         |             |       |     |                  |                    |       |     |         |               |      |     |         |             |      |     |         |                   |
| WEST  | A-5  | RURAL-5          | MISC. RESIDENTIAL  |              |                 |      |     |         |             |       |     |                  |                    |       |     |         |               |      |     |         |             |      |     |         |                   |
| STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2) | <p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p> <p>RECREATIONAL VEHICLES ARE COMMONLY PERMITTED MOTOR VEHICLES IN THE A-5 DISTRICT. THEREFORE, THE TEMPORARY OCCUPANCY OF THE SAME ON A LOT WHERE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION WOULD NOT BE INCOMPATIBLE WITH THE TREND OF DEVELOPMENT ON NEARBY AND ADJACENT PROPERTIES WITHIN THIS ZONING CATEGORY.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>SINCE THE RECREATIONAL VEHICLE WOULD BE TEMPORARILY UTILIZED AS A SINGLE-FAMILY DWELLING THAT WOULD NOT BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES.</p> <p><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></b></p> <p>THE REQUEST IS FOR THE TEMPORARY APPROVAL FOR THE OCCUPANCY OF A RECREATIONAL VEHICLE AS A</p> |                  |                    |              |                 |      |     |         |             |       |     |                  |                    |       |     |         |               |      |     |         |             |      |     |         |                   |

|   |   |
|---|---|
|   | <p>RESIDENTIAL USE, WHICH WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF RURAL-5 FUTURE LAND USE FOR THE SUBJECT PROPERTY.</p> <p><b><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></b></p> <p>THE SUBJECT PROPERTY IS A 1 ACRE PARCEL THAT IS DEFICIENT IN THE MINIMUM SIZE AND DIMENSIONAL REQUIREMENTS OF THE A-5 DISTRICT. THE PROPERTY HOWEVER IS EXEMPT FROM LOT SIZE AND BUILDING LINE STANDARDS, AS THE BUILDABILITY OF THE LOT IS ALREADY ESTABLISHED WITH THE CURRENT MOBILE HOME USE.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A MOBILE HOME. THE TREND OF DEVELOPMENT IN THE AREA HAS LARGELY REMAINED INCLUSIVE OF CONVENTIONAL HOMES. IN LIGHT OF THIS, STAFF BELIEVES THE PROPOSED USE WOULD BE CONSISTENT WITH THE CHARACTER OF SINGLE-FAMILY HOMES IN THE AREA.</p>   |
| <p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)</b></p> | <p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><b><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT):</u></b></p> <p>THE PROPOSED OCCUPANCY OF A RECREATIONAL VEHICLE IS A SPECIAL EXCEPTION IN THE A-5 DISTRICT. AS PREVIOUSLY STATED, THE TEMPORARY OCCUPANCY OF A RECREATIONAL VEHICLE WHILE A SINGLE-FAMILY DWELLING IS UNDER CONSTRUCTION WOULD BE CONSISTENT WITH ALLOWABLE USES IN THE A-5 DISTRICT.</p> <p><b><u>IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RURAL LAND USE:</u></b></p> <p>THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF SURROUNDING SINGLE-FAMILY, RURAL LAND USE SINCE THE COMPREHENSIVE PLAN DESCRIBES RURAL-5 AS AN APPROPRIATE FUTURE LAND USE CATEGORY FOR THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE BY SPECIAL EXCEPTION.</p> <p><b><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></b></p> |

|                              |  |
|------------------------------|--|
|                              | <p>THE REQUEST IS NOT HIGHLY INTENSIVE IN NATURE, AS THE TEMPORARY PLACEMENT OF THE PROPOSED RECREATIONAL VEHICLE IS ONLY PERMITTED FOR SINGLE-FAMILY OCCUPANCY.</p> <p><b><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></b></p> <p>THE PROPOSED USE WOULD BE SERVED BY ON-SITE SEPTIC AND WELL SYSTEMS. AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE PLACEMENT OF THE RECREATIONAL VEHICLE ON THE SUBJECT PROPERTY, OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE.</p>   |
| <b>STAFF FINDINGS:</b>       | <ul style="list-style-type: none"><li>• SHOULD THE BOA APPROVE THE REQUEST FOR THE ONE YEAR OCCUPANCY OF THE RECREATIONAL VEHICLE, THE APPLICANT WOULD BE REQUIRED TO SECURE A BUILDING PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON THE PROPERTY PRIOR TO PARKING &amp; OCCUPYING THE PROPOSED RECREATIONAL VEHICLE FOR SINGLE-FAMILY USE.</li><li>• THE PROPOSED SINGLE-FAMILY RESIDENCE WOULD HAVE TO BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE RECREATIONAL VEHICLE IS UTILIZED AS A TEMPORARY DWELLING.</li><li>• GIVEN THE TEMPORARY NATURE OF THE REQUEST AND THE IMPOSITION OF THE CONDITIONS STATED IN THIS REPORT, STAFF DOES NOT BELIEVE THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE ON THE SUBJECT PROPERTY WOULD BE DETRIMENTAL TO THE RURAL CHARACTER OF SURROUNDING SINGLE-FAMILY DEVELOPMENT.</li><li>• IN RESPECT OF THE FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 25 FEET, STAFF FEELS THAT THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANTING OF THIS VARIANCE FOR THE FOLLOWING REASONS:<ol style="list-style-type: none"><li>1. THE PROPOSED HOME COULD BE REDESIGNED TO COMPLY WITH THE SETBACK STANDARDS FOR THE A-5 DISTRICT.</li><li>2. REASONABLE USE OF THE PROPERTY WOULD BE RETAINED WITHOUT THE GRANTING OF THE VARIANCE.</li></ol></li></ul> |
| <b>STAFF RECOMMENDATION:</b> | <p>THE APPLICANT HAS SATISFIED THE STANDARDS FOR THE GRANTING OF A SPECIAL EXCEPTION FOR TEMPORARY OCCUPANCY OF A RECREATIONAL VEHICLE AS A SINGLE-FAMILY DWELLING. BASED ON THE FINDINGS PRESENTED, STAFF RECOMMENDS <b>APPROVAL</b> OF THIS REQUEST,</p>   |

CONDITIONED UPON THE SITE PLAN SUBMITTED, CONFORMITY WITH THE COMPREHENSIVE PLAN, AND ADHERENCE TO THE FOLLOWING LAND DEVELOPMENT CODE STANDARDS:

- A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE AS A TEMPORARY SINGLE-FAMILY DWELLING ON THE SUBJECT PROPERTY.
- A PERMANENT SINGLE-FAMILY HOME SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED RECREATIONAL VEHICLE IS USED AS A TEMPORARY DWELLING.
- THE PLACEMENT & OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWABLE FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.
- PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED RECREATIONAL VEHICLE WILL BE REMOVED.
- THE PROPOSED RECREATIONAL VEHICLE SHALL BE REMOVED WITHIN THIRTY (30) DAYS, FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT SINGLE-FAMILY HOME.

BASED ON THE FINDINGS PRESENTED, STAFF RECOMMENDS THE BOARD DENY THE REQUEST FOR A FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 25 FEET. SHOULD THE BOARD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:

- ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED ADDITION AS DEPICTED ON THE SITE PLAN; AND
- ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
1101 EAST FIRST STREET  
SANFORD, FL 32771  
(407) 665-7444 PHONE (407) 665-7385 FAX

**COPY**

BM 2004-027

BV 2004-168

### APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

#### APPLICATION TYPE:

- ☒ **VARIANCE** Front yard setback from 50 feet to 25 feet
- ☒ **SPECIAL EXCEPTION** Special exception for RV to be used as temporary residence while home is under construction.
- ☐ **MOBILE HOME SPECIAL EXCEPTION**
- ☐ EXISTING (YEAR \_\_\_\_\_) ☐ PROPOSED (YEAR \_\_\_\_\_)
- ☐ REPLACEMENT (YEAR \_\_\_\_\_) SIZE OF MOBILE HOME \_\_\_\_\_
- ANTICIPATED TIME MOBILE HOME IS NEEDED \_\_\_\_\_
- PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN \_\_\_\_\_
- MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

| PROPERTY OWNER |                     | AUTHORIZED AGENT * |
|----------------|---------------------|--------------------|
| NAME           | DENNIS K BARNCOED   |                    |
| ADDRESS        | P.O. Box 660233     |                    |
|                | CHALLOOTHA FL 32766 |                    |
| PHONE 1        | 407 402 2959        |                    |
| PHONE 2        | 407 365 6204        |                    |
| E-MAIL         |                     |                    |

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 421 LK Mills Rd

CURRENT USE OF PROPERTY: HOME

LEGAL DESCRIPTION: Leg Sec 33 Twp 21S RGE 32E E 132 FT OF NW 1/4 of NW 1/4 of NW 1/4 of NE 1/4

SIZE OF PROPERTY: 1 acre(s) PARCEL I.D. 33-21-32-300-0050-0000

UTILITIES: ☐ WATER ☐ WELL ☐ SEWER ☒ SEPTIC TANK ☐ OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS \_\_\_\_\_

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on 01/24/05  
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

X Dennis K Barncoed  
SIGNATURE OF OWNER OR AGENT\*

11-12-04  
DATE

**ADDITIONAL VARIANCES**

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

**APPEAL FROM BOA DECISION TO BCC****APPELLANT INFORMATION**

NAME

ADDRESS

PHONE 1

PHONE 2

E-MAIL

NATURE OF THE APPEAL

APPELLANT SIGNATURE

**FOR OFFICE USE ONLY****PROCESSING:**

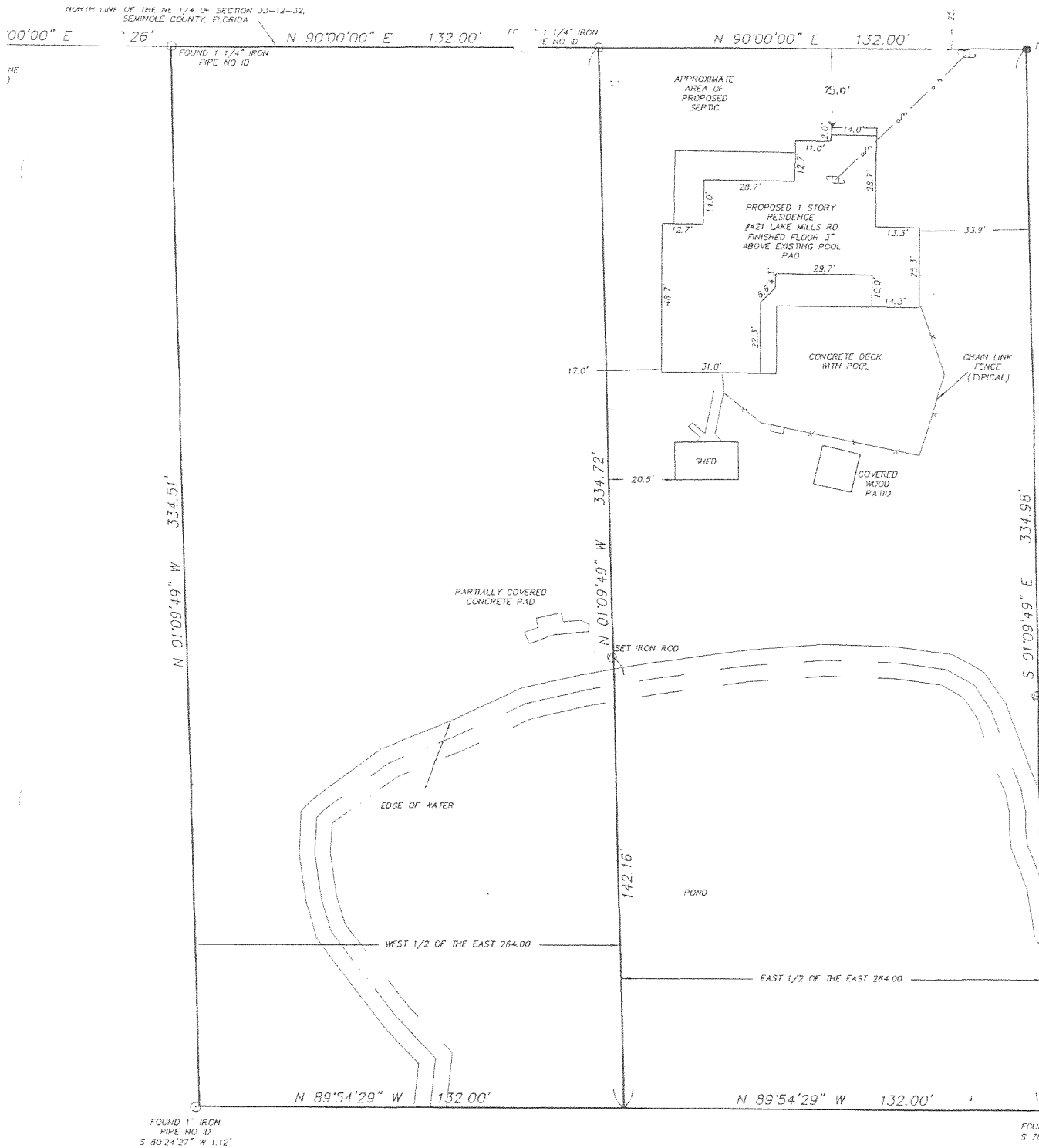
FEE(S): \$150 / \$185 COMMISSION DISTRICT FLU / ZONING R5 / A-5

BCC HEARING DATE (FOR APPEAL)



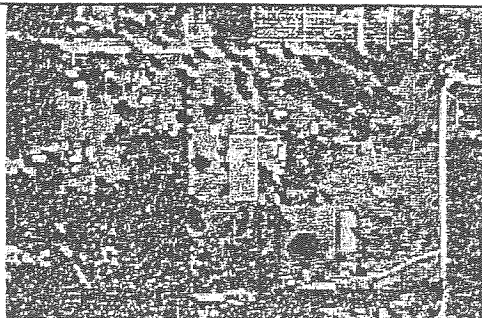
LOCATION FURTHER DESCRIBED AS South Side of Oleander Road, approx 229  
Feet east of Oleander & First Ave.

PLANNING ADVISOR JS / EM DATE 11/4/04

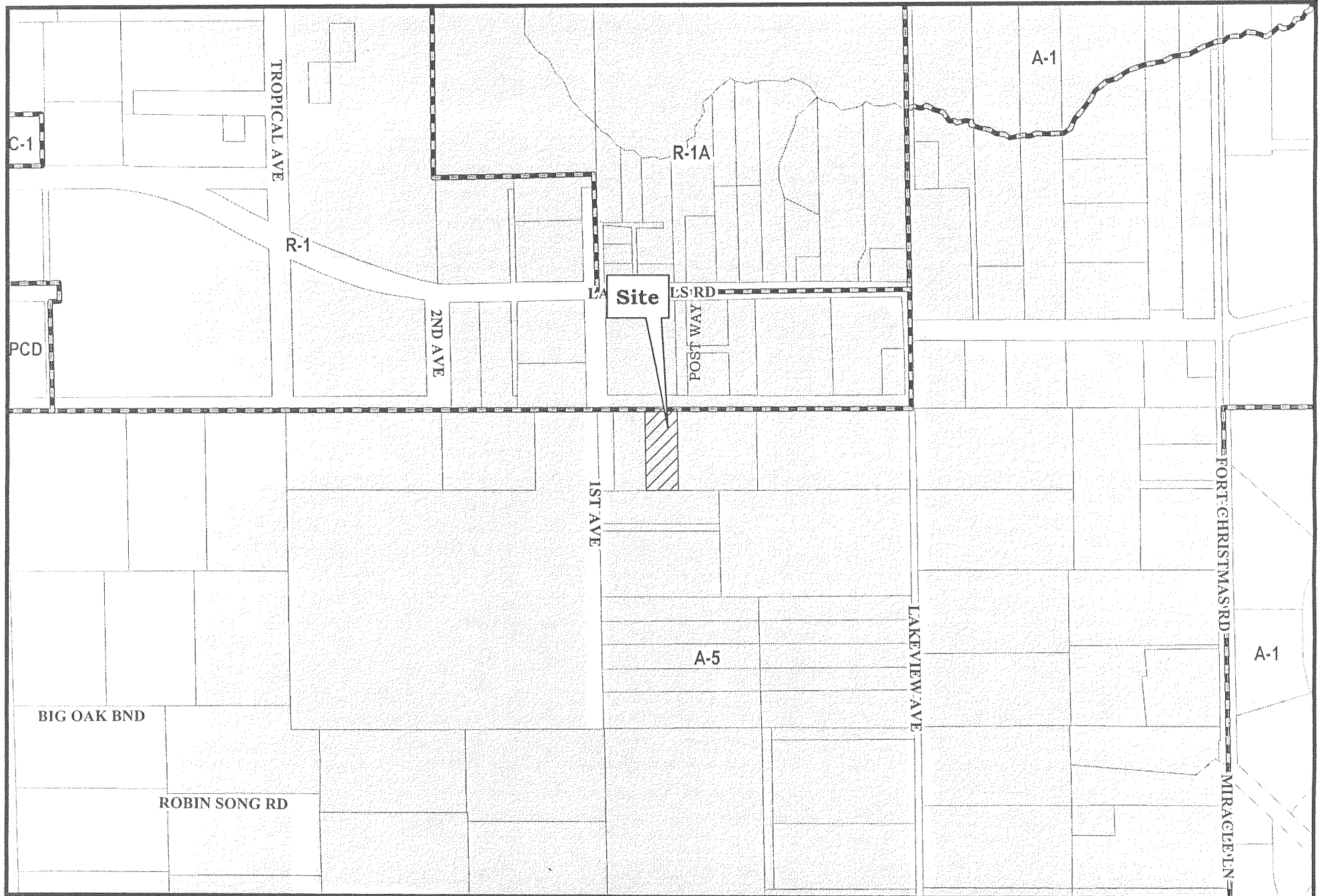
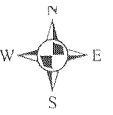
SUFFICIENCY COMMENTS Exempt from min. lot size / width of Reg. line standards  
(buildability of lot already established with current MH use)





| <b>PARCEL DETAIL</b>   | <a href="#">REAL ESTATE</a> <a href="#">PERSONAL PROPERTY</a> <a href="#">TAX ROLL</a> <a href="#">SALES SEARCH</a> | <a href="#">◀ Back ▶</a>   |             |               |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
|--|---|--|-------------|---------------|------------|------------|---------------|---------------|---------|-------|----------|-----------|------------|--|-------|---------|---------|-------------|------|--|----------|----------|-------------|------|-----|---------|----------|-----------------|------|-----|-------|---------|----------------------|------|-----|---------|---------|----------------------|------|-----|-------|---------|----------------------|------|----|-------|-------|-----------|------|---|-------|-------|-----------------------|------|-----|-------|---------|
|  <p><b>Seminole County</b><br/>PROPERTY APPRAISER<br/>SERVICES<br/>1101 E. First St.<br/>Sanford FL 32771<br/>407-665-7506</p>  |                                    |   |             |               |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| <p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 33-21-32-300-0050-0000      Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: BARNCORD DENNIS K &amp; GRETA A      Exemptions: 00-HOMESTEAD</p> <p>Address: PO BOX 660233</p> <p>City,State,ZipCode: CHULUOTA FL 32766</p> <p>Property Address: 421 LAKE MILLS RD CHULUOTA 32766</p> <p>Subdivision Name:</p> <p>Dor: 02-MOBILE/MANUFACTURED</p>   |   | <p style="text-align: center;"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$41,437</p> <p>Land Value (Market): \$8,510</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$49,947</p> <p>Assessed Value (SOH): \$29,781</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$4,781</p> |             |               |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| <p style="text-align: center;"><b>SALES</b></p> <table style="width:100%;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>01/1975</td> <td>01073</td> <td>1228</td> <td>\$0</td> <td>Vacant</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>   |   | Deed   | Date        | Book          | Page       | Amount     | Vac/Imp       | WARRANTY DEED | 01/1975 | 01073 | 1228     | \$0       | Vacant     | <p style="text-align: center;"><b>2004 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$467</p> <p>2004 Tax Bill Amount: \$71</p> <p>Save Our Homes (SOH) Savings: \$396</p> <p>2004 Taxable Value: \$4,226</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| Deed   | Date  | Book   | Page        | Amount        | Vac/Imp    |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| WARRANTY DEED  | 01/1975   | 01073  | 1228        | \$0           | Vacant     |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| <p style="text-align: center;"><b>LAND</b></p> <table style="width:100%;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>.500</td> <td>17,000.00</td> <td>\$8,500</td> </tr> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>.500</td> <td>20.00</td> <td>\$10</td> </tr> </tbody> </table>   |   | Land Assess Method   | Frontage    | Depth         | Land Units | Unit Price | Land Value    | ACREAGE       | 0       | 0     | .500     | 17,000.00 | \$8,500    | ACREAGE  | 0     | 0       | .500    | 20.00       | \$10 | <p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>LEG SEC 33 TWP 21S RGE 32E E 132 FT OF NW 1/4 OF NW 1/4 OF NW 1/4 OF NE 1/4</p> |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| Land Assess Method   | Frontage  | Depth  | Land Units  | Unit Price    | Land Value |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| ACREAGE  | 0   | 0  | .500        | 17,000.00     | \$8,500    |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| ACREAGE  | 0   | 0  | .500        | 20.00         | \$10       |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| <p style="text-align: center;"><b>EXTRA FEATURE</b></p> <table style="width:100%;"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr><td>MOBILE HOME</td><td>1971</td><td>1,440</td><td>\$18,563</td><td>\$45,000</td></tr> <tr><td>MH A/C PKG</td><td>1971</td><td>2,160</td><td>\$1,114</td><td>\$2,700</td></tr> <tr><td>MOBILE HOME</td><td>1976</td><td>720</td><td>\$13,500</td><td>\$22,500</td></tr> <tr><td>POOL GUNITE</td><td>1971</td><td>512</td><td>\$4,096</td><td>\$10,240</td></tr> <tr><td>COOL DECK PATIO</td><td>1971</td><td>624</td><td>\$874</td><td>\$2,184</td></tr> <tr><td>ALUM PORCH W/CONC FL</td><td>1971</td><td>405</td><td>\$1,053</td><td>\$2,633</td></tr> <tr><td>ALUM PORCH W/CONC FL</td><td>1971</td><td>264</td><td>\$686</td><td>\$1,716</td></tr> <tr><td>ALUM PORCH W/CONC FL</td><td>1971</td><td>96</td><td>\$250</td><td>\$624</td></tr> <tr><td>FIREPLACE</td><td>1990</td><td>1</td><td>\$500</td><td>\$800</td></tr> <tr><td>ALUM CARPORT NO FLOOR</td><td>1990</td><td>400</td><td>\$801</td><td>\$1,600</td></tr> </tbody> </table> |   |  | Description | Year Blt      | Units      | EXFT Value | Est. Cost New | MOBILE HOME   | 1971    | 1,440 | \$18,563 | \$45,000  | MH A/C PKG | 1971   | 2,160 | \$1,114 | \$2,700 | MOBILE HOME | 1976 | 720  | \$13,500 | \$22,500 | POOL GUNITE | 1971 | 512 | \$4,096 | \$10,240 | COOL DECK PATIO | 1971 | 624 | \$874 | \$2,184 | ALUM PORCH W/CONC FL | 1971 | 405 | \$1,053 | \$2,633 | ALUM PORCH W/CONC FL | 1971 | 264 | \$686 | \$1,716 | ALUM PORCH W/CONC FL | 1971 | 96 | \$250 | \$624 | FIREPLACE | 1990 | 1 | \$500 | \$800 | ALUM CARPORT NO FLOOR | 1990 | 400 | \$801 | \$1,600 |
| Description  | Year Blt  | Units  | EXFT Value  | Est. Cost New |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| MOBILE HOME  | 1971  | 1,440  | \$18,563    | \$45,000      |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| MH A/C PKG   | 1971  | 2,160  | \$1,114     | \$2,700       |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| MOBILE HOME  | 1976  | 720  | \$13,500    | \$22,500      |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| POOL GUNITE  | 1971  | 512  | \$4,096     | \$10,240      |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| COOL DECK PATIO  | 1971  | 624  | \$874       | \$2,184       |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| ALUM PORCH W/CONC FL   | 1971  | 405  | \$1,053     | \$2,633       |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| ALUM PORCH W/CONC FL   | 1971  | 264  | \$686       | \$1,716       |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| ALUM PORCH W/CONC FL   | 1971  | 96   | \$250       | \$624         |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| FIREPLACE  | 1990  | 1  | \$500       | \$800         |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| ALUM CARPORT NO FLOOR  | 1990  | 400  | \$801       | \$1,600       |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |
| <p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>  |   |  |             |               |            |            |               |               |         |       |          |           |            |  |       |         |         |             |      |  |          |          |             |      |     |         |          |                 |      |     |       |         |                      |      |     |         |         |                      |      |     |       |         |                      |      |    |       |       |           |      |   |       |       |                       |      |     |       |         |

**Dennis K. Barncord  
421 Lake Mills Rd.**



Parcel: 33-21-32-300-0050-0000 / District: 1

**BM2004-027 & BV2004-168  
DECEMBER 13, 2004**

0 150 300 600 Feet



Dennis K. Barncord  
421 Lake Mills Road



Parcel: 15-20-32-5BC-0000-0350

0 225 450 900 Feet

BM2004-027 & BV2004-168

SEC. 33-21S-32E

Willis, Paul: New, Ft. Christman Rd., Tabled 3-19-73 and Apvd. for 2 yrs.  
on BA(2-19-73)-38T : Lot size NE of Ft. Christman Rd., Tabled then  
Apvd. on BA(2-19-73)-16V

Stumpf, Frederick: Renewal on S. Lake Mills Rd.,  
on BA(5-21-73)-86T -Apvd. 1 yr.  
Lot size; South Lake Mills Road  
on BA(5-21-73)-60V -Approved

PERDUE, ROBERT: First Avenue Extension BA(6-17-74)-40TE & 59V Con't; PZ(7/15/74) Denied.

SPEDALE, LOUANN W.: S side of Oleander; SEC. 33-21S-32E; BA(7-15-74)-53TE Approved.

LARGADO, RICARDO G.: Lakeview Road; BA(7-15-74)-57TE Approved.

★ BARNCORD, DENNIS K: BA(12-15-75)-86TE & 121V - Park Trailer & Lot Width  
frm 200 to 132' - SEC 33-21-32, on Oleander St; Apvd.

WILLINGSLEY, AUBREY G: BA(2-20-78)-9TE; Ft. Christmas Rd; Denied. BCC Appeal  
5/9/78 & BA overruled & Approved.

SPICER, BEARL: BA(12-18-78)-52E; Borrow Pit; Fort Christmas Rd; Continued  
til 1/8/79 & Denied

SULLIVAN, ROALD: BA(2-18-80)-7TE; Lake View Ave; Apvd for 5 Yrs.

FILE #:  
SEC: 33 TWP: 21 RNG: 32 SUF: APPL: BARNCORD, DENNIS  
PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: MOBILE HOME-BARNCORD, DENNIS

C: OLEANDER ST

LOT #1: #2: #3: #4: #5: #6: #7:  
PARC #1: 5 #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:

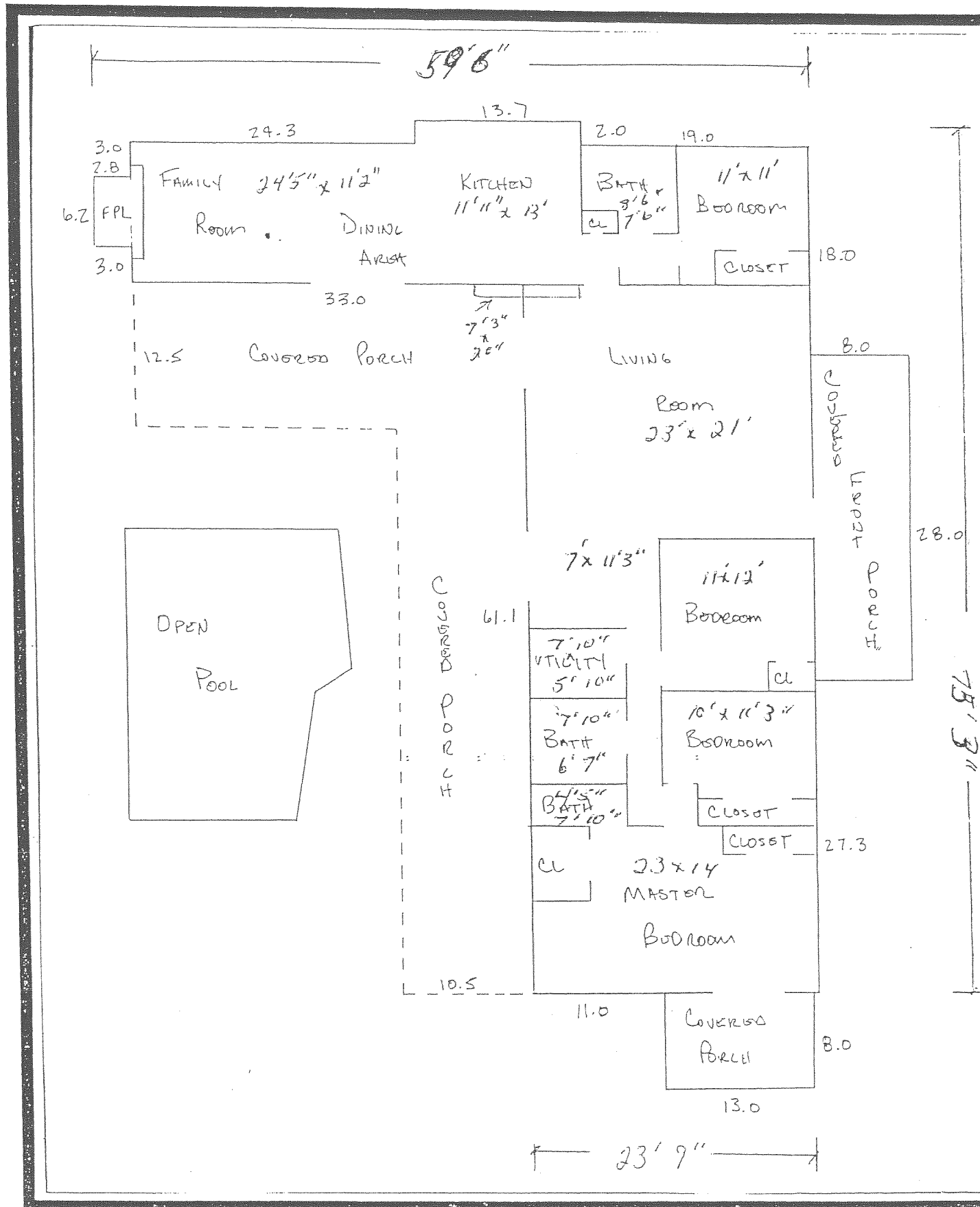
ACTION: APPROVED FOR PERMANENT MOBILE HOME  
DATE: 000000

REMARKS:

CMD 1 - End Job CMD 2 - Go to Search Prompt HELP - SCREEN AID

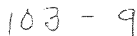
12-15-75  
-86TE

# FLOOR PLAN



AF 18971

For: Dennis Barncord



82-1

132

36

11

CERTIFIED BY:

THIS SURVEY IS NOT INTENDED  
TO BE USED AS A  
SURVEYOR'S PLAN



NORTH

NORTH

SCALE: 1" = 50'

DATE 1-5-03

ORDER NO.

883

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On December 13, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 33 TWP 21S RGE 32E E 132 FT OF NW ¼ OF NW ¼ OF NW ¼ OF  
NE ¼

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** DENNIS K. BARNCORD  
PO BOX 660233  
CHULUOTA, FL 32766

**Project Name:** 421 LAKE MILLS ROAD

**Requested Development Approval:**

- (1) SPECIAL EXCEPTION TO ALLOW THE ONE YEAR PLACEMENT OF A RECREATIONAL VEHICLE; AND
- (2) FRONT YARD SETBACK VARIANCE FROM 50 FEET TO 25 FEET FOR A PROPOSED SINGLE FAMILY HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT), AS DEPICTED ON THE ATTACHED SITE PLAN.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Jason Showe, Planner  
1101 East First Street  
Sanford, Florida 32771



### Order

#### NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  1. A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE AS A TEMPORARY SINGLE-FAMILY DWELLING ON THE SUBJECT PROPERTY.
  2. A PERMANENT SINGLE-FAMILY HOME SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED RECREATIONAL VEHICLE IS USED AS A TEMPORARY DWELLING.
  3. THE PLACEMENT & OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWABLE FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.
  4. PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED RECREATIONAL VEHICLE WILL BE REMOVED.
  5. THE PROPOSED RECREATIONAL VEHICLE SHALL BE REMOVED WITHIN THIRTY (30) DAYS FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT SINGLE-FAMILY HOME.
  6. THE VARIANCE SHALL APPLY ONLY TO THE PROPOSED SINGLE FAMILY HOME AS SHOWN ON THE ATTACHED SITE PLAN.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Matthew West  
Planning Manager

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: